JP2001-109902 A 2001.04.20

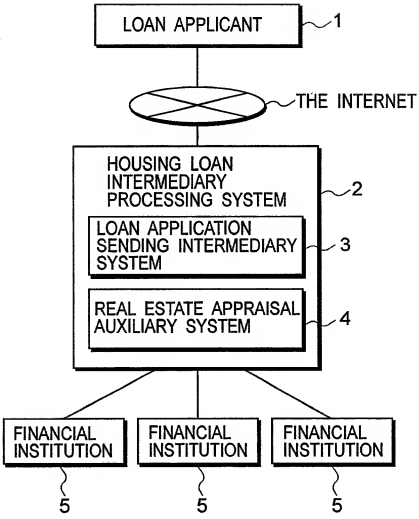

FIG. 1

20070104904A1

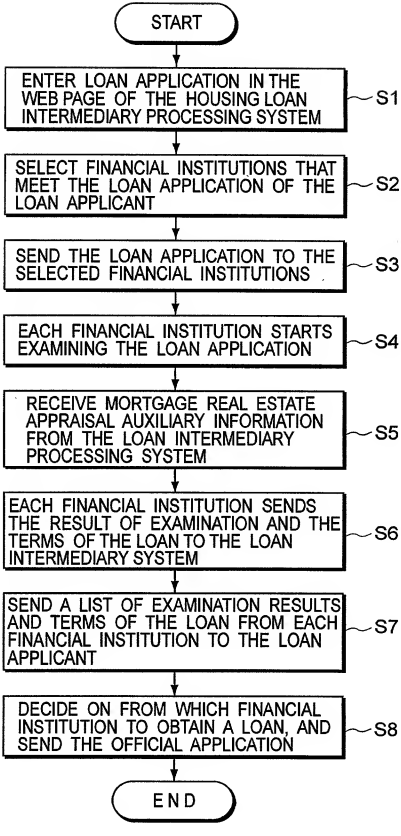

FIG. 2

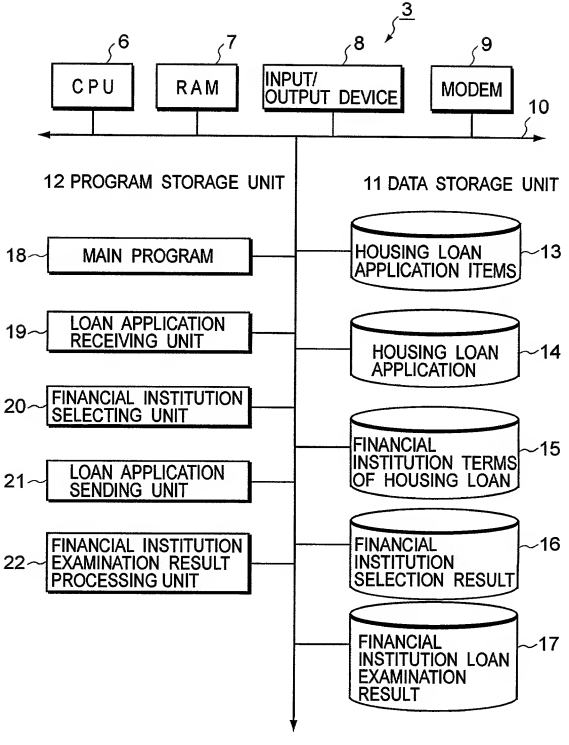
3
6
7
8
9
CPU
RAM
INPUT/
OUTPUT DEVICE
MODEM
10
12 PROGRAM STORAGE UNIT
11 DATA STORAGE UNIT
18
MAIN PROGRAM
19
LOAN APPLICATION
RECEIVING UNIT
20
FINANCIAL INSTITUTION
SELECTING UNIT
21
LOAN APPLICATION
SENDING UNIT
22
FINANCIAL INSTITUTION
EXAMINATION RESULT
PROCESSING UNIT
HOUSING LOAN
APPLICATION ITEMS
13
HOUSING LOAN
APPLICATION
14
FINANCIAL
INSTITUTION TERMS
OF HOUSING LOAN
15
FINANCIAL
INSTITUTION
SELECTION RESULT
16
FINANCIAL
INSTITUTION LOAN
EXAMINATION
RESULT
17

FIG. 3

20070104004701

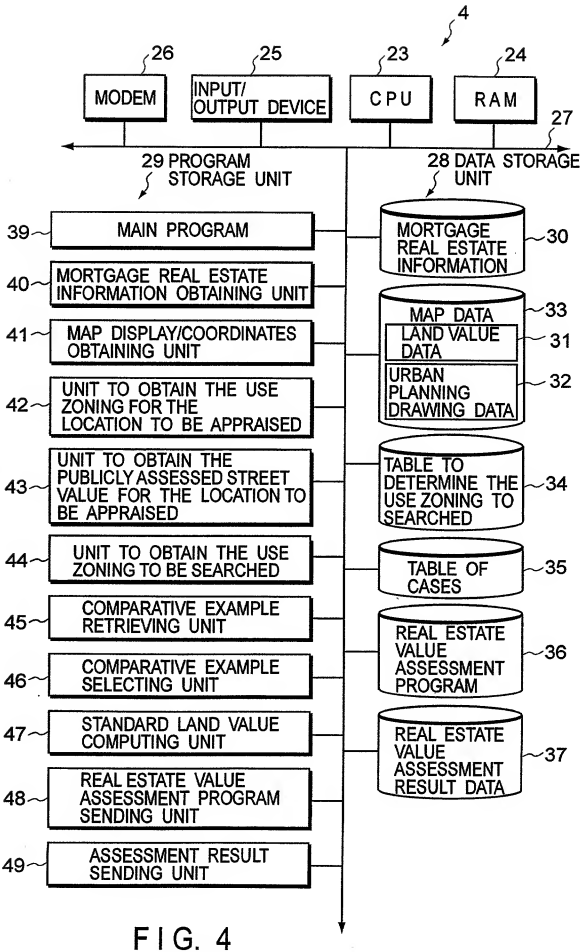

FIG. 4

1004305A1 010902

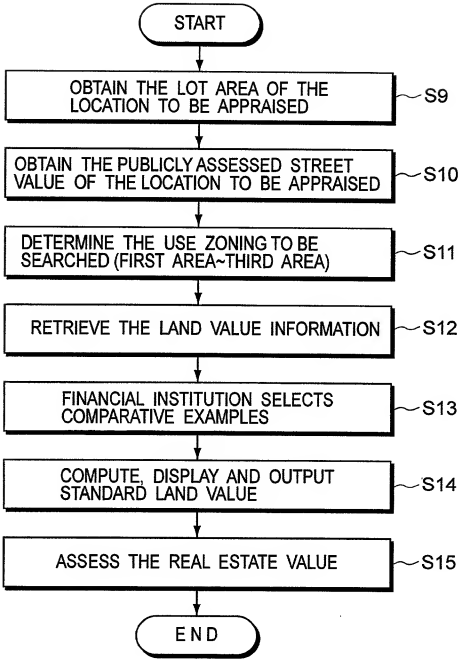

FIG. 5

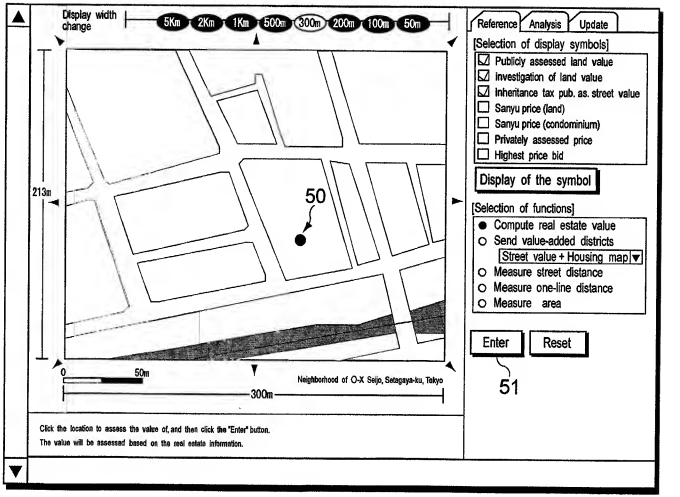
Display width change
5Km
2Km
1Km
500m
300m
200m
100m
50m
213m
50
0
50m
300m
Neighborhood of O-X Seijo, Setagaya-ku, Tokyo
Click the location to assess the value of, and then click the "Enter" button.
The value will be assessed based on the real estate information.
Reference
Analysis
Update
[Selection of display symbols]
Publicly assessed land value
Investigation of land value
Inheritance tax pub. as. street value
Sanyu price (land)
Sanyu price (condominium)
Privately assessed price
Highest price bid
Display of the symbol
[Selection of functions]
Compute real estate value
Send value-added districts
Street value + Housing map
Measure street distance
Measure one-line distance
Measure area
Enter
Reset
51

FIG. 6

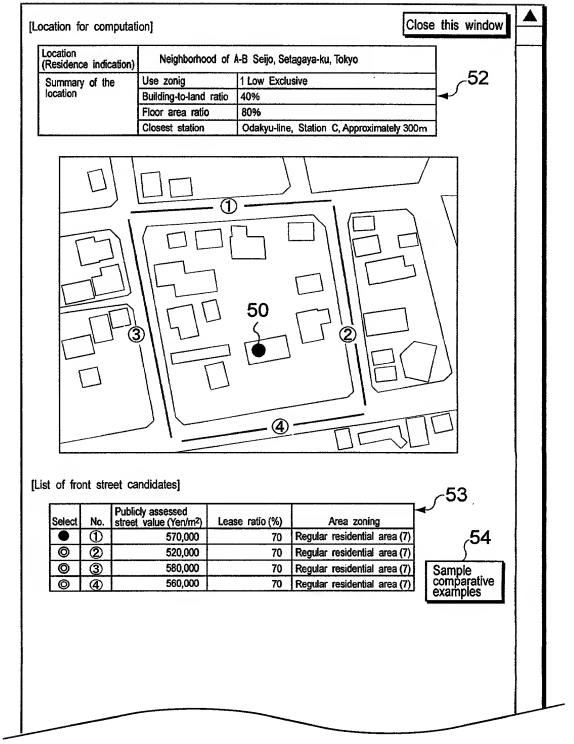
[Location for computation]
Close this window
Location (Residence indication)
Neighborhood of A-B Seijo, Setagaya-ku, Tokyo
Summary of the location
Use zonig
1 Low Exclusive
Building-to-land ratio
40%
Floor area ratio
80%
Closest station
Odakyu-line, Station C, Approximately 300m
52
①
②
③
④
50
[List of front street candidates]
53
Select
No.
Publicly assessed street value (Yen/m²)
Lease ratio (%)
Area zoning
● ①
570,000
70
Regular residential area (7)
◎ ②
520,000
70
Regular residential area (7)
◎ ③
580,000
70
Regular residential area (7)
◎ ④
560,000
70
Regular residential area (7)
54
Sample comparative examples

FIG. 7

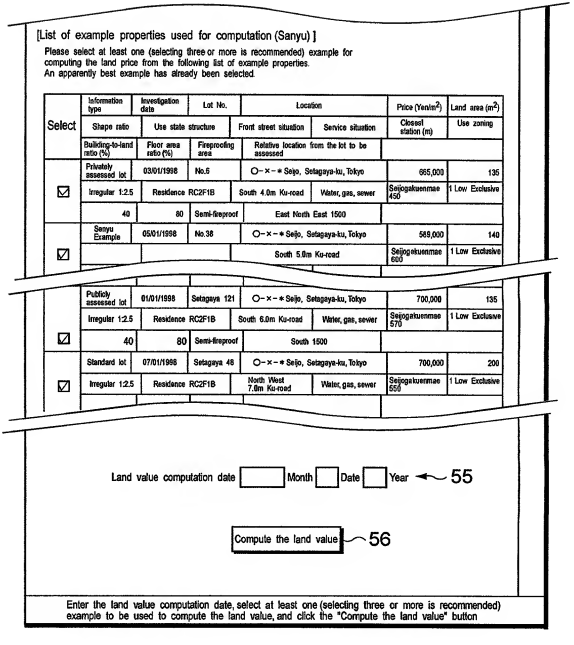
[List of example properties used for computation (Sanyu)]
Please select at least one (selecting three or more is recommended) example for computing the land price from the following list of example properties.
An apparently best example has already been selected
Select
Information type
Investigation date
Lot No.
Location
Price (Yen/m²)
Land area (m²)
Shape ratio
Use state structure
Front street situation
Service situation
Closest station (m)
Use zoning
Building-to-land ratio (%)
Floor area ratio (%)
Fireproofing area
Relative location from the lot to be assessed
Privately assessed lot
03/01/1998
No.5
O-×-＊Seijo, Setagaya-ku, Tokyo
665,000
135
Irregular 1:2.5
Residence RC2F1B
South 4.0m Ku-road
Water, gas, sewer
Seijogakuenmae 450
1 Low Exclusive
40
80
Semi-fireproof
East North East 1500
Sanyu Example
05/01/1998
No.38
O-×-＊Seijo, Setagaya-ku, Tokyo
565,000
140
South 5.0m Ku-road
Seijogakuenmae 660
1 Low Exclusive
Publicly assessed lot
01/01/1998
Setagaya 121
O-×-＊Seijo, Setagaya-ku, Tokyo
700,000
135
Irregular 1:2.5
Residence RC2F1B
South 6.0m Ku-road
Water, gas, sewer
Seijogakuenmae 570
1 Low Exclusive
40
80
Semi-fireproof
South 1500
Standard lot
07/01/1998
Setagaya 48
O-×-＊Seijo, Setagaya-ku, Tokyo
700,000
200
Irregular 1:2.5
Residence RC2F1B
North West 7.0m Ku-road
Water, gas, sewer
Seijogakuenmae 550
1 Low Exclusive
Land value computation date
Month
Date
Year
55
Compute the land value
56
Enter the land value computation date, select at least one (selecting three or more is recommended) example to be used to compute the land value, and click the "Compute the land value" button

FIG. 8

2000-490400

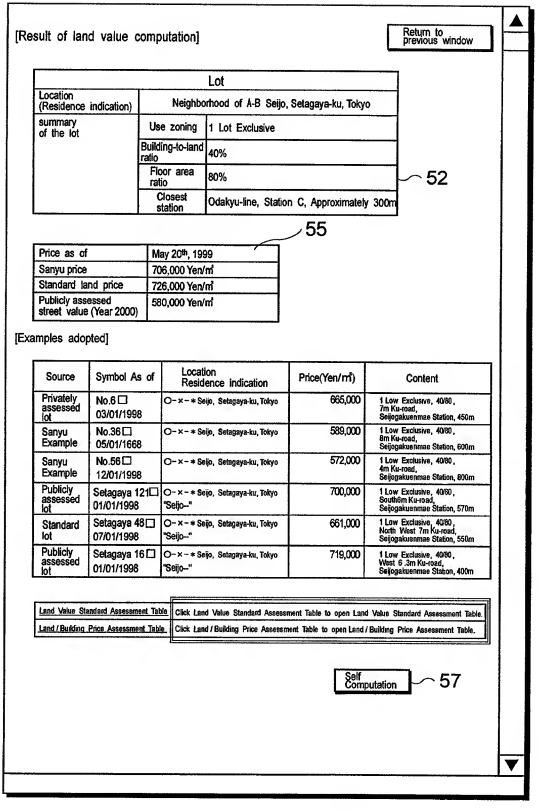

FIG. 9

Price of land	124,270,000 Yen

Sanyu Price	650,000 Yen /㎡ Weighted average from TAS land value level assessment table at Percentage	50 %
Standard Land Value	620,000 Yen /㎡ Weighted average from TAS land value level assessment table at Percentage	50 %
Standard Value	635,000 Yen /㎡	

Individual Difference Factor	98% From the individual difference computation table below
Building Depreciation Factor	100%
Area	200.00㎡

Individual Difference Computation Table

Condition	Factor	Content	Score
Street condition	Width of the road Other ( )	Standard None	0 0
Convenience of transportation	Standard Other ( )	Standard None	0 0
Environmental condition	Residential / commercial / industrial environment Other environmental condition ( )	Standard None	0 0
Administrative condition	Administrative rules ( )	Standard	0
Lot condition	Shape Size Width and depth Relationship to streets with which the lot is in contact (corner lot, two-way streets, three-way streets Other ( )	Slightly irregular Standard Standard Corner lot	-5 0 0 +3 0
Other condition		None	0
Total score			-2

Price of the land: Price of the land = Standard price X Individual difference factor + Building depreciation factor X Area

Standard price: The standard price is the unit price per $1m^2$ of a standard lot within an area recognized as neighboring area, which is along the street with which the lot at issue in contact. It indicates the level of the value of land in the aforementioned area. Here, it is obtained as a weighted average of the Sanyu price and the criterion price in the TAS land value level assessment table.

Building depreciation: If the building is built a manner that dose not use the lot most effectively, a correction for building depreciation is necessary.

Total score: Street condition (Total) X Transportation convenience (Total) X Environmental condition (Total) X Administrative condition X Lot condition (Multiplication) X Other condition

FIG. 10